

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, July 2, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, Michael Szakaly, Kelly Smith and John West

Commissioner(s) Absent:

Staff Present: Doris Sims, Bob Woolford and Janet Roberts

Other(s) Present: Danise Alano, Economic Development Director; Mick Renneisen, Parks Director; Dave Williams, Parks Operations Manager; Susan Failey, Assistant City Attorney; Marjorie Hudgins, Old Northeast Neighborhood; Doug Horn, Old Northeast Neighborhood; Lou May, Bloomington Transit; Mike Diekhoff, Chief of Police; Jeff Schemmer, BPD; Jennifer Pyrz, Parsons Brinckerhoff; Mark Campbell, Parsons Brinckerhoff

I. ROLL CALL

II. READING OF THE MINUTES – Two corrections were noted to the February minutes. Michael Szakaly moved to approve the minutes for February 6, 2012 as corrected and March 5, 2012. John West seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS. Michael Gentile moved to approve the claims for May 11, 2012 for \$289,127.12; May 25, 2012 for \$251,647.11 and \$932.15; June 8, 2012 for \$447,124.97; June 22, 2012 for \$657.498.55. John West seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Sims stated the Department has received the CDBG and HOME contracts from HUD. She also noted the next round of funding for CDBG will begin in August. She asked that the Commission decide who will serve on the Social Service and Physical Improvements Committees by the August meeting.

B. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

VII. BUSINESS/GENERAL DISCUSSION.

A. Tech Park Update. Alano stated they are still in Phase I of the CTP planning process which includes the site analysis and conditions analysis. The consultants will meet with the Advisory Committee on July 10th from 3:00 to 5:00 p.m. at which time they will report on their findings to date. The consultants will have additional site work to do after the Committee meeting, but will have market information to share at the meeting. They will then begin the planned development phase which will include a draft plan and a charette. They will have an open house to share the draft concepts with the public in October. Once they get a good plan, they will go into the implementation planning phase to tell staff how they can implement the plan. Alano said in the next couple of weeks they will have a project website that will share some of the demographic/marketing information. The next steps of the project will allow the public to get involved.

B. Dispatch Facility Update. May gave a brief background on the current transit facility which was opened 25 years ago. He stated transit ridership has increased from half a million riders then to about 3.5 million riders in 2012. In the mid 2000's they began looking for a location for a new facility that would give the riders the amenities they wanted in the future and give them the space they need now and room for future growth that they don't have at the current location.

After looking at locations in the downtown area, they purchased the property at 3rd and Walnut in December 2008. They have cleared the site, made it ready for construction and hired Parsons Brinckerhoff as the architect with Bledsoe Riggert Guerrettaz as their project engineer. They are now in the schematic design process for the project. After discussions with the City, they reached an agreement to build a second story on the Transit building to house the City's Dispatch Center. The City and the County together will pay for the Dispatch portion of the project.

May said the project meets the needs of Transit by giving them much needed space. Having Dispatch in the same facility will give the public a safe and secure space when they are using transit. Ridership is expected to increase in coming years, but the new facility should be adequate for the next 25 years.

Szakaly asked when construction will begin. May said they hope to award the contract by the end of the year and begin construction early in 2013 with completion by the end of the year.

Rice said the County expects to have their funding for the project approved by August.

Campbell presented a power point presentation as well as handouts of the proposed design of the new facility. He gave a review of the process and the design of the both the Transit and Dispatch projects.

Smith asked if the facility will fit the needs for Dispatch for the next 25 years. Diekoff said it would; they have allowed for future expansion in the design.

Rice said she would like to have a thorough discussion about the funding before the request for funding is brought to the Commission. She said the entire project is expected to be about \$5.8 million; they need to determine the portion to be paid by the City and by Transit.

May said they can only use the Federal Transit grants for Transit purposes. They will carefully review the cost elements of the project and allocate them between the City and Transit.

Rice stated once they determine the cost split between the City and Transit, they will need to determine the costs between the City and the County. They are currently working on the numbers. She expects the County's portion will fund the inside of the building and the City will fund the construction; the expenses will be about the same. The City has earmarked TIF money for the construction and the County may bond for their share. Transit has a grant that must be spent by September 30, 2013.

C. Switchyard Design Update. Renneisen presented two concepts which they will be reviewing and merge the better of the two into one design by September. That concept will be taken to the Parks Board and then the City Council for adoption. They will talk about funding options – one of those options will be TIF, but there are many other funding options that can be used. He presented a power point presentation of the park. He noted the park development, transportation and infrastructure that will part of the park. He discussed the process and the various ways Parks received input from the public for the park design.

He stated the themes that emerged for the park: There would be a signature destination park, it would be a work of art, a water park would be incorporated in the park, it would be safe and accessible for everyone, it would connect the community and be connected to the community, it would restore a natural landscape to the area -- it would be uniquely Bloomington. Staff was pleased that there was a consensus in the design elements.

Renneisen described such features of the park such as the size of the park (57 acres), the entrances to the park, parking lots, bicycle and pedestrian access, conservation areas, garden spaces, dog parks and recreation spaces. He described both plans which include many of the same elements, but the designs are different.

West asked how Parks will maintain the park. Renneisen said it will become part of their general fund budget. There might be revenue from some of the community events or festivals; the consultants are working on that.

Renneisen stated once the plans are approved by the Parks Board and the City Council, they then have to determine the final product which could cost \$10 to \$20 million because of the remediation component over such a large site. It may be years of development done in phases much like the B-Line process.

Gentile asked the timeline for the park. Renneisen said realistically in five to ten years a big part of it

should be constructed. Staff thinks the park will spur a tremendous amount economic development opportunities around the site.

D. TIF REPORT. Because the TIF report was not available at this meeting, the Commissioners determined that since there has never been any excess funding and there are many request to the RDC for funding requests, there is no assessed valuation for other entities this year. Rice said she believes there is nothing in the report that would cause the Commissioners to pass funding to any other entities.

Walter stated the RDC has been apprised of the TIF balances at any time a request has come to them during the entire year.

Szakaly moved that this body finds there is no additional assessed valuation in any of the TIF funds for this year, based on their review of the current and future uses, to pass along to other taxing entities. West moved to second the motion. The motion was unanimously approved.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date